

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Matt Cumming
62 Mount View Road
London
N4 4JR

Application No: 210752
Application type: Full Planning Approval

Applicant: Matt Cumming

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** planning permission for the following development.

Proposal: Conversion of a single dwelling house into two self contained flats, including hip to gable and dormer extensions to the roof, a ground floor rear extension and the formation of a new entrance to the side elevation.

At: 110 Basingstoke Road Reading RG2 0ET

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 7 July 2021



Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: 110 Basingstoke Road Reading RG2 0ET

Application No: 210752

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REASONS FOR REFUSAL

1. The proposed flat roof rear dormer window, by reason of bulk, mass and detailed design, would result in an incongruous and visually intrusive form of development, adversely impacting on the appearance of the host property and wider street scene. The proposal is considered contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions SPD (2021).
2. The proposed single storey rear extension, by reason of its scale, detailed design and position of the Shenstone Road building line is considered to result in a visually intrusive form of development that would not integrate with the character of the host property and wider street scene. The proposal is considered contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions SPD (2021).
3. In the absence of tree-related information and justification submitted, the proposed development fails to demonstrate that there would be no harm to trees on site. This would be contrary to Policy EN14 of the Reading Borough Local Plan 2019.
4. In the absence of sufficient information being submitted at application stage and in the absence of a completed legal agreement to secure a resultant acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough, contrary to Policies H3 and CC9 of the Reading Borough Local Plan 2019 and the Council's Adopted Affordable Housing Supplementary Planning Document 2021.

INFORMATIVES

1. The decision relates to the following drawings and documents:

Drawing No: Site Location Plan

Drawing No: Proposed Site/Location Plan and Roof Plans ED/110BR/01

Drawing No: Existing Ground Floor Plan and Section 1:1 ED/110BR/101

Drawing No: Existing First Floor Plan and Front and Rear Elevations ED/110BR/102

Drawing No: Existing Side Elevations ED/110BR/103

Drawing No: Proposed Ground Floor Plan and Section 1:1 ED/110BR/301

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Drawing No: Proposed First and Second Floor Plans ED/110BR/302

Drawing No: Proposed Elevations ED/110BR/401

Drawing No: Proposed and Existing Basingstoke Road Elevations in Context ED/110BR/402

Drawing No: Proposed and Existing Shenstone Road Elevations in Context ED/110BR/403
Received 12th May 2021

Other documents:

Planning Statement

Received 12th May 2021

2. Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 4 (affordable housing) could be overcome by entering into a Section 106 Legal Agreement or unilateral undertaking for a scheme that was in all other respects acceptable.
3. The applicant is advised that the refused scheme, had it been able to be approved, would have been a CIL (Community Infrastructure Levy) liable development.
4. The local planning authority has worked with the applicant in a positive and proactive way by clearly setting out concerns relating to the proposal and providing an opportunity for the applicant to withdraw the application. However, the applicant chose not to withdraw the application, hence the issuing of this refusal notice within the agreed time period to determine the application by.
5. Prior to the submission of any future application at the site, the applicant is advised to enter into further pre-application discussions with the local planning authority.

Date: 7 July 2021



Head of Planning, Development
& Regulatory Services *J.B.M.*

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits:

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate

(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.